Fell 43

TRUSTEE'S DEED

BOOK 6292 PAGE 290

Richard D. Taylor, Jr., Successor-Trustee

to

Allstate Enterprises Mortgage Corporation

Map #71-4
Parcel #191
Field Book #12DZ4445

WHEREAS, James H. Gregory executed a deed of trust on the 2nd day of March, 1979, which was recorded in Book 5401, Page 157 Register's Office for Davidson County, Tennessee, conveying to William G. Traber, Trustee, the hereinafter described property to secure payment to Allstate Enterprises Mortgage Corporation of a promissory note fully described in said deed of trust; and

WHEREAS, George H. Akins assumed and agreed to pay the obligation secured by the aforementioned Deed of Trust in an instrument dated the 18th day of February, 1981 and of record in Book 5711, Page 661, said Register's Office; and

WHEREAS, pursuant to the provisions of said deed of trust, the undersigned, Richard D. Taylor, Jr., was appointed Successor-Trustee, said appointment being dated the 12th day of March, 1984, and recorded in Book 6267, Page 763, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of said indebtedness was declared due and payable, and the Grantor herein, as Successor-Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, said sale was advertised as directed under the terms of said deed of trust, said advertisement being made for twenty-one (21) days of weekly notices published in the **Nashville Record Newspaper,** a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: May 8, 1984 at 12:30 p.m. at the Courthouse in Nashville, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption, homestead, dower and all other rights and exemptions of every kind, all

of which was expressly waived in said deed of trust; and the Grantee herein, Allstate Enterprises Mortgage Corporation, being the highest and best bidder at said sale, with a bid of Twenty-Two Thousand, Six Hundred Seventy-Five Dollars ($22,675.00), subject to any and all unpaid taxes which exist as a lien against said property, was duly declared the purchaser at the said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the sale held hereunder, as aforesaid;

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Twenty-Two Thousand Six Hundred and Seventy-Five Dollars ($22,675.00), paid by Allstate Enterprises Mortgage Corporation, the receipt of which is hereby acknowledged, I, Richard D. Taylor, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Allstate Enterprises Mortgage Corporation, its successors and assigns, the following tract of land in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 173 on the map of Joywood Heights, Section I, as of record in Book 1130, Page 91, Register's Office for said county, and described as follows:

Beginning at a point in the northwesterly margin of Jones Circle at the corner of Lots 172 and 173; thence with the line between said lots, northwesterly 321.4 feet to a point; thence westerly 24.7 feet to a point; thence southerly 160 feet to a point, a corner of Lots 173 and 174; thence with the line between said lots southeasterly 230.5 feet to the margin of Jones Circle; thence with the margin of the same, northeasterly 50 feet to the point of beginning.

Being the same property conveyed to George Huston Akins, a single man, by a deed dated the 13th day of February, 1981 and of record in Book 5711, Page 6612, R.O.D.C.

This is improved property also known as 2108 Jones Circle, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Allstate Enterprises Mortgage Corporation, its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor

herein, does hereby transfer and assign to Allstate Enterprises Mortgage Corporation, its successors and assigns all the warranties and covenants made in said deed of trust. BOOK 6292 PAGE 292

This conveyance is made subject to any and all unpaid taxes which exist as a lien against said property and any applicable statutory redemption pursuant to T.C.A. §66-8-101.

IN WITNESS WHEREOF, the said Richard D. Taylor, Jr., Successor-Trustee, has hereunto set his hand this 8th day of May, 1984.

Richard Taylor, Jr.
Richard D. Taylor, Jr.
Successor-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard D. Taylor, Jr., Successor-Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of May, 1984.

Beverly J. Upchurch
NOTARY PUBLIC

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-18-87

THIS INSTRUMENT PREPARED BY:

ADAMS, TAYLOR, PHILBIN, PIGUE & MARCHETTI
One Union Street
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $22,675.00.

Richard Taylor, Jr.
AFFIANT

Sworn to and subscribed before me this 8th day of May, 1984.

BEVERLY J. UPCHURCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Beverly J. Upchurch
NOTARY PUBLIC

My Commission Expires: 1-18-87

I 2 2 2 0 6

IDENTIF. REFERENCE

MAY 15 10 34 AM '84

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6292 PAGE 293

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			22675.00- CAMT.	
			59.02 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	68.52-
6678A05/15/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 2 0 6

IDENTIF. T REFERENCE

MAY 15 10 34 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 36193